



November 4, 2004

VEGAS CITY COUNCIL

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Mr. Ty Larson
Scandia Family Fun Center
1155 South Wanamaker Avenue
Ontario, California 91761

RE: SDR-5104 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 3, 2004
Related to GPA-5097, ZON-5103 and SUP-5107

Dear Mr. Larson:

The City Council at a regular meeting held November 3, 2004 APPROVED the request for a Site Development Plan Review and a Waiver to allow 75 percent lot coverage area where 50 percent is the maximum allowed FOR A PROPOSED 50-STORY, 580-FOOT TALL MIXED-USE DEVELOPMENT CONTAINING 700 RESIDENTIAL UNITS AND 20,000 SQUARE FEET OF RETAIL USES adjacent to the northwest corner of Rancho Drive and Sirius Avenue (APN 162-08-702-002), M (Industrial) Zone [PROPOSED: C-1 (Limited Commercial) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on November 4, 2004. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-5097) to SC (Service Commercial), a Rezoning (ZON-5103) to a C-1 (Limited Commercial) Zoning District and a Special Use Permit (SUP-5107) for a proposed Mixed-Use Development approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan, landscape plan and building elevations date stamped 08/24/04, except as amended by conditions herein.
4. The Waiver of the 50 percent maximum lot coverage standard is hereby approved.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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19112-001-804

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6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within minimum 15-foot wide planters adjacent to Rancho Drive.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
9. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

11. Landscape and maintain all unimproved right-of-way adjacent to this site.
12. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.
13. Site development to comply with all applicable conditions of approval for ZON-5103 and all other subsequent site-related actions.
14. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

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15. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Sincerely,



Vicky Darling
Assistant Deputy City Clerk for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Mike Jabara
Highrise Partners Ltd, LLC
3800 Howard Hughes Parkway, Seventh Floor
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